

TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes Friday July 13, 2007 1:00 PM 2 Fairgrounds Road Conference Room

Board Members in attendance: Michael O'Mara, David Wiley, Dale Waine, Burr Tupper, Lisa Botticelli, Nancy

Severens and Kerim Koseatac

Staff: Linda Williams

I. Call to Order:

Chairman Michael O'Mara called the meeting to order at 1:00 P.M.

II. Approval of the Minutes:

dwelling.

A motion was made to approve the Minutes (June 8, 2007), duly seconded and voted 5-0.

III. Old Business

051-03 Rugged Scott Rugged Road Reade Applicant is seeking clarification and minor modifications on the site plan. A motion was made (O'Mara) and duly seconded to approve and voted 5-0 in favor. 079-06 **Chatfield Taylor** 91 Washington Street Ext. Reade Applicant withdrew the application. 003-07 Old North Wharf. 29 A-C Old North Wharf Reade Application was continued to the August 10, 2007 meeting. 010-07 Gilmore Murphy **5 Spring Street** Application was continued to the August 10, 2007 meeting. 014-07 Spitler 85 Millbrook Road Reade

2 Fairgrounds Road Nantucket Massachusetts 02554 508-228-7215 telephone 508-228-7298 facsimile

Applicant is seeking special permit relief to construct conforming additions to the applicant's

A motion was made (O'Mara) and duly seconded and voted 4-1 in favor (Tupper opposed).

■ 020-07 Fisher 7 W. Miacomet Road Guay

Applicant withdrew the application.

047-07 Holdgate Partners Barnard Valley Road Hunter

Application was continued to the August 10, 2007 meeting.

■ 052-07 Westbrook 16 Baxter Road Reade

Application was continued to the August 10, 2007 meeting.

■ 053-07 Grant 49 Nonantum Avenue Reade

Application was continued to the August 10, 2007 meeting.

054-07 Nantucket Hunting Assc. Madaquesham Valley Road Avery

Application was continued to the August 10, 2007 meeting.

IV. New Business

■ 055-07 Webb 30 Dukes Road Self

Applicant is seeking variance relief in order to create a new lot. The applicant produced information that represented that the locus had unique topographical issues that would support a grant of variance relief. The board voted in favor of the applicant due to the unusual circumstances surrounding the property in question.

A motion was made (Toole) and duly seconded to approve the application and voted 5-0 in favor.

056-07 NIR Retail/Global Restaurant 15 South Beach Street Self

Applicant is seeking a modification of a special permit previously granted to the current owner and lessee. Applicant is seeking to add twelve (12) seats on the existing outdoor patio area. The applicant is seeking to waive the required parking spaces associated with the addition.

A motional was made (Koseatac) and duly seconded to approve the application and voted 5-0 in favor.

■ 057-07 Hoffman 16 Kelly Road Self

Applicant is seeking relief by special permit and variance in order to validate the encroachment. The applicant explained that the encroachment was unintentional and that owing to the unique circumstances related to this shed, the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion by variance. The abutters are in favor of the application and no opposition was made.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

058-07 Town of Nantucket
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Applicant is seeking variance relief in order to divide a pre-existing nonconforming lot. In dividing the lot, the Applicant agreed that the buildable lot would be conveyed to an entity that would maintain it for "the purpose of providing affordable housing" or "to any other individual or entity for any lawful purpose".

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

■ 059-07 Tonkin/Maury 33 Main Street Self

Applicant is seeking relief by special permit to validate the 1970's conversion of the second-floor storage space to retail use and to waive the required parking spaces. The property in question is a retail shop on Main Street.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

■ 060-07 Rowland 15 Commercial Street Self

Applicant is seeking a modification of the previously issued special permit. Applicant is seeking to waive the additional three parking spaces the Board requested. In the alternative, Applicant is seeking to have two spaces stacked. The board found that the proposed modification was in harmony with the general intent of the Zoning By-Law.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

■ 061-07 Jelleme 29 Quaise Road Self

Applicants are seeking relief by special permit to construct a second floor living space in their dwelling.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

062-07 Town of Nantucket 43 Polpis Road Gardner

Applicants are seeking relief by special permit to construct a new water tower. The lot is conforming to the Zoning Bylaw in all other respects.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

063-07 Town of Nantucket 50 Main St., Siasconset Gardner

Applicants are seeking relief by special permit to construct a new water tower. The applicant is seeking relief from the specific height limitations found in Zoning By-law Section 139-17C(3).

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

U 064-07 Turner 23 West York Lane Stetina

Applicants are seeking relief by special permit to alter and expand their dwelling that would raise the 19'4" ridge height to about 22'3".

A motion was made (Toole) and duly seconded to approve the application and voted 5-0 in favor.

065-07 Lawlor
15 Top Gale Lane
Dale

Applicant is seeking relief by special permit in order to demolish and reconstruct the dwelling on their property. The applicant is seeking relief under Zoning By-law Section 139-33A.

A motion was made (Botticelli) and duly seconded to approve the application and voted 5-0 in favor.

■ 066-07 Knise

17 Ames/2 Rhode Island Ave. Hunter

Applicant is seeking relief by special permit in order to reconfigure their lot lines. The applicant is purchasing the abutting lot and planning on merging the two lots in order to create a single parcel.

A motion was made (Botticelli) and duly seconded to approve the application and voted 5-0 in favor.

• 067-07 Murphy

3 Cliff Road

Cohen

Applicant is seeking relief by special permit in order to alter their dwelling by placing a new foundation under the structure, extending the window wells into the setback.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

■ 068-07 Pierson

11-13 Rhode Island Avenue Reade

Applicant is seeking relief by variance in order to demolish the existing front porch and expand the front porch into the setback.

A motion was made (Koseatac) and duly seconded to approve the application and voted 5-0 in favor.

• 069-07 Murphy

18 Amelia Drive

Cohen

Applicant is seeking relief by special permit to convert the rear storage bays to commercial shop space.

A motion was made (Waine) and duly seconded to approve the application and voted 4-1 in favor.

• 070-07 Raith

25 Nobadeer Farm Road Lot 758

Zieff

Application was continued to the August 10, 2007 meeting.

• 071-07 Raith

25 Nobadeer Farm Road

Lot 759

Zieff

Application was continued to the August 10, 2007 meeting.

V. Adjournment:

A motion was made (Koseatac) and duly seconded to adjourn the meeting at 5:30 P.M.